

AN ORDINANCE **97591**

AMENDING THE CITY CODE OF SAN ANTONIO, TEXAS CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-337, VIEWSHED PROTECTION DISTRICT, BY ESTABLISHING AN ALAMO VIEWSHED PROTECTION DISTRICT, VP-1, FOR THE PROTECTION, PRESERVATION, AND ENHANCEMENT OF THE VIEW AND VISTA OF THE ALAMO AND BY AMENDING SECTION 35-504 THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY.

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WHEREAS, within the City of San Antonio there are many views and vistas of historic places, landmark buildings, and other sites of cultural importance which have always been important to the City; and

WHEREAS, these views will continue to be amenities and assets of great value to the City, its people, and its economy; and

WHEREAS, the construction of new development in the vicinity of these important places is usually beneficial, but when construction becomes too tall and begins to overwhelm or intrude, in scale and mass, the main view or vista of a smaller place of significance, then the viewshed located behind the significant property should be protected; and

WHEREAS, the City Council has amended Chapter 35 to establish a Viewshed Protection District that is an overlay districts that will be used primarily for unique situations regarding views and vistas that are not adequately covered by the standard zoning districts; and

WHEREAS, the City Council desires to preserve, enhance, and perpetuate the value of the view and vista of the Alamo; and

WHEREAS, the proposed Viewshed Protection District lies behind the major entrance to a local Historic Exceptional Landmark that is also a National Historic Landmark; and

WHEREAS, the proposed Viewshed Protection District lies within the viewshed of the major entrance or front door of the Mission San Antonio de Valero (The Alamo); and

WHEREAS, the Zoning commission has reviewed the proposed amendments and recommends approval; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Code of San Antonio, Texas is hereby amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

SECTION 2. Chapter 35, Unified Development Code, Article 111, Section 35-337 of the City Code of San Antonio, Texas is amended to establish the Alamo Viewshed Protection District (VP-1) by adding a new Subsection (f) as follows:

(f) Viewshed Protection Districts

(1) VP-1, Alamo Viewshed Protection District

A. Designation Criteria. There is hereby established an Alamo Viewshed Protection District. The area for the Alamo Viewshed Protection District meets the following designation criteria established in subsection 35-337(a) above:

1. The viewshed protection district lies behind the major entrance to the front door of the Mission San Antonio de Valero (The Alamo), a local Historic Exceptional Landmark that is also a National Historic Landmark; and
2. A brass disc monument named VP-1, Alamo Viewshed, has been set to mark the viewpoint origination in Alamo Plaza in front of the Alamo Chapel at coordinates N13702680.0759 and E213939.4520 (Feet), NAD-83 Coordinates established November 23, 1997 by George W. Muery Services, Inc. and at elevation 657.72 feet referencing City of San Antonio Standard Disc (5962) located at the south lawn, City Hall elevation 648.58 feet.

B. Boundaries. The area above a plane described by the following boundary is designated as the Alamo Viewshed Protection District (VP-1): Beginning at a point at elevation 663.22 feet (5.50 feet observation height above monument) above disk VP-1, Alamo Viewshed and extending through a point on the plane of the facade that is level with and six inches northwest from the topmost northern corner of the Alamo facade at a vertical angle of 9° 34' 38" and at a distance of 109.23 feet to the east right of way line of Interstate Highway 37 for the northern boundary of the viewshed;

Thence, south along the east right of way line of Interstate Highway 37 through an arc of 35° 40' 22" to a point which is the extension of a line extending from the point of beginning through a point on the plane of the facade that is level with and six inches southwest from the topmost southern corner of the Alamo facade, at a vertical angle of 11° 12' 43" at a distance of 93.28 feet for the eastern boundary of the viewshed;

Thence, to point of beginning.

SECTION 3. All other provisions of Chapter 35 of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

SECTION 4. The Director of Planning shall change the zoning records and the Official Zoning Maps in accordance herewith and the same shall be available and open to the public for inspection.

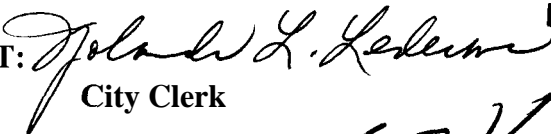
SECTION 5. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 6. This ordinance shall become effective May 18, 2003.

PASSED AND APPROVED this the 8th day of May, 2003.



M A Y O R
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 

City Attorney